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Redevelopment Board Minutes 06/02/2004

Arlington Redevelopment Board
Meeting of June 2, 2004

Members Present: Ed Tsoi
 Nora Mann
 Roly Chaput
 Lynne Lowenstein
 Barry Faulkner

Also Present: Kevin J. O'Brien, Secretary ex officio
 Laura Wiener, Housing Director

Ed Tsoi called the meeting to order at 7:00 P.M.

Lynne Lowenstein moved that the Board enter Executive Session to discuss the current negotiation of the sale of Town property with the tentatively designated buyer which discussion if held in open session would affect the value of the land. Nora Mann seconded the motion and Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Mann – yes, Barry Faulkner – yes.

Roland Chaput arrived after the vote and joined the Executive Session.

At 8:00 Nora Mann moved and Roland Chaput seconded that the Board leave Executive Session. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Barry Faulkner – yes.

Nora Mann then moved that the Board adjust the use and occupancy fee that Lahey Clinic pays to use the Symmes site so that it more reflects the actual cost and to set a termination of the use and occupancy. Roland Chaput seconded the motion and the Board voted 5 – 0 in favor.

The Board adjourned at 8:05 to attend the Annual Town Meeting.

Respectfully submitted,
Kevin O'Brien

Arlington Redevelopment Board **EXECUTIVE SESSION**
Minutes of June 2, 2004

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 Nora Mann

Roly Chaput
Lynne Lowenstein
Barry Faulkner

Also Present: Kevin J. O'Brien, Secretary
Laura Wiener, Housing Director

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Roland Chaput arrived after the vote and joined the Executive Session.

Charlie Foskett and Brian Rehrig of the Symmes Advisory Committee; John Maher, Town Counsel; Joe Tulumieri, consultant to the Board; Laura Wiener, staff; and Jake Upton and Patrick McMahon representing Symmes Redevelopment Associates joined the Board in the Executive Session.

Jake Upton explained the effect that spreading the affordable units had on the costs of the project, saying that he essentially lost \$8.2 million by not being able to build the affordable housing as originally proposed. He then explained the marketing efforts and the consequences of not having a suitable tenant for the medical office building. The difficulties created by Lahey Clinic's unwillingness to participate at a market rent and their unwillingness to leave the site were discussed by all participants. It was agreed that staff should meet to determine how to handle Lahey's current tenancy.

Jake Upton and Patrick McMahon left the meeting and the discussion continued.

John Maher discussed the environmental cleanup situation and how it may impact the construction because the cleanup may be too slow.

At 8:00 Nora Mann moved and Roland Chaput seconded that the Board leave Executive Session. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Barry Faulkner – yes.

Respectfully submitted,
Kevin O'Brien